



FREDERICK COUNTY BOARD OF APPEALS

Winchester Hall 12 East Church Street Frederick, Maryland 21701 (301) 600

AGENDA

The next hearing of the Board of Appeals of Frederick County will be held on **Thursday August 22, 2019 at the hour of 7:00 p.m.**, in the **1st Floor Hearing Room**, Winchester Hall, 12 East Church Street, Frederick, Maryland. The Board will tour each applicant's property prior to the August 22, 2019 BOA Meeting.

I. **Motion to Go Into Closed Session at 6:00 PM**

Maryland Annotated Code General Provisions Article §3-305(b) (7) To consult with counsel to obtain legal advice on a legal matter and to consider matters that relate to the duties of the Board of Appeals.

Topic: The role and responsibilities of the Board of Appeals

Regular Board of Appeals Meeting at 7:00 PM

II. **Introductions**

III. **Approval of Minutes**

- IV. **B-19-25 Monocacy Montessori Communities, Inc. (# 19594)** Located at the corner of Corporate Court and Crestwood Boulevard (7215 Corporate Court, Frederick MD, 21774), Tax Map 86, Parcel 215, Lot 17. Zoning, Office Research Industrial (ORI)

Requesting a Temporary Special Exception to continue a previously approved public charter elementary school (Original case B-12-03).

- I. **B-19-26 Edward Lupcho Jr. (#19675)** Property described as 6931 Burkettsville Road, Middletown MD 21769. Tax Map 65, Parcel 22, Tax ID 03-127583, 29.95 Acres, Zoned, Resource Conservation (RC)

Requesting approval of a Variance of 30 feet to the required 50-foot front building restriction line and to allow Activity within a Floodplain under Ordinance Sec.1-19-9.120 Procedures for Activities within the FEMA Floodplain District

- II. **B-19-27** **Christy Bosher (#19676)** Property identified as 5720 Nottingham Place, Adamstown, MD 21710, Tax Map 0103, Parcel 0159, Tax ID# 01-038966, Lot Size, 30,416 Sq.Ft., Zoned Low Density Residential (R3)

Requesting approval of a Special Exception to permit an Accessory Dwelling Unit Greater than 800sq.ft. in accordance with Section 1-19-3.210 and Section 1-19-8.321 of the Frederick County Zoning Ordinance. The existing home is 5,504 square feet in size. It has a footprint of 2,104 square feet. The Accessory Dwelling Unit will be 1,642 Square Feet in size and encompasses the basement of the home.

- III. **B-19-28** **Adam Belanger, Rachel Belanger, Alan Jackson (# 19677)** Property identified as 9805 Accipiter Ct., New Market 21774, Tax Map 0068, Parcel 0156, Tax ID# 1127588784, Lot Size, .33 Acres, Zoned Planned Unit Development (PUD)

Requesting approval of a Special Exception to permit an Accessory Dwelling Unit Greater than 800sq.ft. in accordance with Section 1-19-3.210 and Section 1-19-8.321 of the Frederick County Zoning Ordinance. The existing home is 5,247 square feet in size and has a footprint of 2044 square feet. The Accessory Dwelling Unit will be 1446 Square Feet in size.

- IV. **B-19-29** **Thomas and Cynthia Webb (#19678)** Property identified as Tax Map 60, Parcel 0088, Tax ID # 213410, 1.08 Acres, Zoned Low Density Residential (R1)

Requesting a Special Exception Approval of a Special Exception to permit an Accessory Dwelling Unit Greater than 800 sq.ft. in accordance with Section 1-19-3.210 and Section 1-19-8.321 of the Frederick County Zoning Ordinance. The existing home is approximately 7,258 square feet in size. It has a footprint of approximately 2,942 square feet. The Accessory Dwelling Unit will be approximately 917 Square Feet in size. The existing Garage (Accessory Structure) has a footprint of approximately 1,142 Square Feet.

- V. **B-19-30** **Doug DelGaudio (#19679)** Property identified as 6765 Accipiter Drive, New Market, MD 21774, Tax Map 69, Parcel 0131, Tax ID# 27-526926, 21841 Sq.Ft., Zoned Planned Unit Development (PUD)

Requesting an Approval for a Variance of 15 feet to the 25 foot the front building restriction line in accordance with the Frederick County Zoning Ordinance Section 1-19-3.220(A) and Section 1-19-6.100.

Note: Cases not heard or completed will be continued to such other date and time as may be determined by the Board.

Tolson DeSa
Zoning Administrator